

EXHIBIT A

Frontier Kissimmee LLC
2950 SW 27th Ave Suite 300
Miami, FL 33133

INVOICE

Vitamin Shoppe Industries, Inc
Lease Administration Dept #544
300 Harmon Meadow Blvd
Secaucus, NJ 07049

Date: 04-29-2025
Invoice Number: 420253

Amount enclosed: _____

Please enclose this portion with your remittance.

Make checks payable to:
Frontier Kissimmee LLC
2950 SW 27th Ave Suite 300
Miami, FL 33133

Invoice for:
Vitamin Shoppe #544
3312 Greenwald Way N
Kissimmee, FL 34741

Invoice Number: 420253
Invoice date
04-29-2025

<u>Unit</u>	<u>Due Date</u>	<u>Description</u>	<u>Amount</u>
3312	04-29-2025	2024 CAM RECONCILIATION	2,227.93
Balance:			<u><u>2,227.93</u></u>

Payment due upon receipt.

Please pay by due date to avoid late charges.

If you have any questions, please call 305-662-9992

Frontier Osceola LLC
2950 SW 27th Ave Suite 300
Miami, FL 33133

INVOICE

Vitamin Shoppe Industries Inc
Attn: Lease Admin Dept, #41
300 Harmon Meadow Blvd
Secaucus, NJ 07094

Date: 04-29-2025
Invoice Number: 420254

Amount enclosed: _____

Please enclose this portion with your remittance.

Make checks payable to:
Frontier Osceola LLC
2950 SW 27th Ave Suite 300
Miami, FL 33133

Invoice for:
Vitamin Shoppe #41
800 E Merritt Island Causeway
Suite 109
Merritt Island, FL 32952

Invoice Number: 420254
Invoice date
04-29-2025

<u>Unit</u>	<u>Due Date</u>	<u>Description</u>	<u>Amount</u>
109	04-29-2025	2024 CAM RECONCILIATION	2,288.23

Balance: 2,288.23

Payment due upon receipt.

Please pay by due date to avoid late charges.

If you have any questions, please call 305-662-9992

Frontier Dania LLC
2950 SW 27th Ave Suite 300
Miami, FL 33133

INVOICE

Vitamin Shoppe Industries, Inc
Attn: Lease Admin Dept, #42
300 Harmon Meadow Blvd
Secaucus, NJ 07049

Date: 04-29-2025
Invoice Number: 420254

Amount enclosed: _____

Please enclose this portion with your remittance.

Make checks payable to:
Frontier Dania LLC
2950 SW 27th Ave Suite 300
Miami, FL 33133

Invoice for:
Vitamin Shoppe #42
1780 Stirling Road #108
Dania Beach, FL 30004

Invoice Number: 420254
Invoice date
04-29-2025

<u>Unit</u>	<u>Due Date</u>	<u>Description</u>	<u>Amount</u>
108	04-29-2025	2024 CAM RECONCILIATION	3,582.37
Balance:			<u><u>3,582.37</u></u>

Payment due upon receipt.

Please pay by due date to avoid late charges.

If you have any questions, please call 305-662-9992

Frontier Bel Air LLC
2950 SW 27th Ave Suite 300
Miami, FL 33133

INVOICE

Vitamin Shoppe Industries, Inc
Lease Administration #337
300 Harmon Meadow Blvd
Secaucus, NJ 07049

Date: 04-29-2025
Invoice Number: 420253

Amount enclosed: _____

Please enclose this portion with your remittance.

Make checks payable to:
Frontier Bel Air LLC
2950 SW 27th Ave Suite 300
Miami, FL 33133

Invoice for:
Vitamin Shoppe #337
699 Baltimore Pike Ste D
Bel Air, MD 21014

Invoice Number: 420253
Invoice date
04-29-2025

<u>Unit</u>	<u>Due Date</u>	<u>Description</u>	<u>Amount</u>
D	04-29-2025	2024 CAM RECONCILIATION	4,018.26
Balance:			<u><u>4,018.26</u></u>

Payment due upon receipt.

Please pay by due date to avoid late charges.

If you have any questions, please call 305-662-9992

Shopping Center	Frontier Bel Air LLC
Year	2024
Tenant Name	Vitamin Shoppe
Tenant SF	3,000
Days in Occupancy	365
Occupancy	100%
Prorata Share	29.77%
Expense	
Landscaping R&M	\$6,459.96
Trash	\$3,211.92
REA FEE	\$0.00
GRM	\$8,777.46
Snow	\$8,165.00
Parking Lot Trash	\$0.00
Roof R&M	\$0.00
Pressure Washing R&M	\$0.00
Utility	\$2,965.23
Irrigation	\$0.00
Capital Expense	\$11,717.29
Backflow Prevention (re-certified in February annually & Maintenance)	\$0.00
Greasetrap Maintance	\$0.00
Pest Control	\$0.00
Fireline	\$0.00
Management Fee	\$10,875.52
Stormwater	\$0.00
Accounting Fee	\$2,775.00
Water and Sewer	\$72.10
Total CAM	\$55,019.48
Administrative Fee	\$0.00
Total Capped Costs	\$32,099.86
Tenant Cap	
Total Non-Capped Costs	\$22,919.62
Tenant Total CAM	\$55,019.48
Tenant Prorata Share	\$16,381.34
Tenant CAM Escrows	-\$12,186.60
Total CAM Due/(Credit)	\$4,194.74
Insurance	\$9,834.00
Tenant Prorata Share	\$2,927.95
Tenant INS Escrows	-\$2,637.72
Total INS Due/(Credit)	\$290.23
Real Estate Tax	\$32,462.35
Tenant Prorata Share	\$9,665.25
Tenant RET Escrows	-\$10,131.96
Total RET Due/(Credit)	-\$466.71
Total Reconciliation Due/(Credit)	\$4,018.26